



**Project #16-037
Miller's Utah Carzz
Located at 960 North Main Street**

REPORT SUMMARY...

Project Name: Miller's Utah Carzz
Proponent/Owner: Larry W. Miller / Larry W. Miller
Project Address: 960 North Main Street
Request: Conditional Use Permit
Current Zoning: Commercial (COM)
Date of Hearing: August 11, 2016
Type of Action: Quasi-Judicial
Submitted By: Amber Pollan, Senior Planner

RECOMMENDATION

Staff recommends that the Planning Commission **Conditionally Approve** a Conditional Use Permit for Project #16-037 Miller's Utah Carzz, for the property located at 960 North Main Street; TIN #05-024-0015.

Land use adjoining the subject property

<i>North:</i>	COM: Commercial Uses	<i>East:</i>	COM: Commercial Uses
<i>South:</i>	COM: Commercial Uses	<i>West:</i>	COM: Commercial Uses

Conditional Use Permit

The proponent is requesting a Conditional Use Permit (CUP) for vehicle sales in the COM zone. Vehicle sales are allowed only within the COM and Commercial Service (CS) zoning districts, with the majority of existing dealers being located along Main Street.

This site has been the location of Utah Carzz in the past. In 1999, a Conditional Use Permit was issued for a used car dealership. Improvements were made to the site including adding the landscape strip on the front of the lot and adding plantings on the south side of the lot. Utah Carzz operated until 2005 then relocated. Avis Rent a Car operated on the site from 2006 through 2013 under the CUP as vehicle sales and rentals are the same land use category. One Stop Auto Sales took over the lot for 2013 through 2014. The site operated as an office and vendor for Sweeto Burrito over the past year. As it has been over a year since vehicle sales have taken place on the lot, a new Conditional Use Permit is required.

The applicant is proposing to use the existing buildings, the bathrooms and office, and to add a storage shed to the property. Accessory structures of this size must be setback a minimum of 5' from property lines and have some architectural consistency with the primary building. If the shed is painted to be consistent with the building and oriented with the door to the south, the color, roofline, and material will have consistency with the existing buildings. The property would be used for vehicle display with customer and employee parking. There will likely be three (3) employees and the business will utilize existing signage areas.

The property is approximately half an acre with a third acre used in conjunction with this request. The site is paved and striped for parking. It appears there has been a lot line adjustment between this property and the property to the north. Staff recommends the owner work with the Engineering Department to determine if a Boundary Line Adjustment is required. There is existing landscaping around the property with an 8' area between the car wash and the lot. There is a 3' strip along the frontage and on the south side of the lot. Employee parking is proposed for the east side of the lot and three stalls along the north side would be utilized for customer parking. Three employees are proposed and so the three employee parking spaces

will be adequate for the site. Customer parking is based on floor area, which would require two spaces based on the building sizes. The three customer parking spaces would meet Code and allow for parking without blocking travel lanes through the site. Vehicle display would take place in the remaining stalls, including a proposal for elevated vehicle display ramps.

Utah Carzz would like to use elevated displays along Main Street on either side of the access. Staff recommends that the use be conditioned that the display ramps be located outside the sight triangles for the driveway on the property and any adjacent driveways. The sight triangle for driveways is the area adjacent to a driveway that extends 30' back from the curb and along the curb for 30'. This allows drivers and pedestrians to see traffic on the road and sidewalk before they are entering the right-of-way. In the 1999 Conditional Use Permit, right turns only onto Main Street were approved. A sign will need to be installed at the egress indicating right turns only.

As there is not new development or a change of use, full compliance with current landscaping requirements and setbacks is not required. However, there was an approved landscaping plan associated with the 1999 Conditional Use Permit. There were seven trees planted on the south landscaping strip and ground cover and perennials between the trees and around the sign. Three trees remain. Staff recommends the approved landscaping be implemented with four trees being replanted on the south landscape strip with ground cover and plantings around the sign area to bring the site into compliance with original approvals. Should there be new development or a new use on the site in the future, the site would be reviewed for compliance with current landscaping setbacks and open space percentages.

AGENCY AND CITY DEPARTMENT COMMENTS

Comments were solicited from City departments and local agencies. The Environmental and Water Department provided comments that are included as conditions of the permit.

PUBLIC COMMENTS

Notices were mailed to property owners within 300 feet of the subject property. As of the time of this report, no comments have been received.

PUBLIC NOTIFICATION

Legal notices were published in the Herald Journal on July 28, 2016, and the Utah Public Meeting website on August 2, 2016. Public notices were mailed to all property owners within 300 feet of the project site on July 22, 2016.

RECOMMENDED CONDITIONS OF APPROVAL

This project is subject to the proponent or property owner agreeing to comply with the following conditions as written, or as may be amended by the Planning Commission.

1. All standard conditions of approval will be recorded with the Conditional Use Permit and are available in the Community Development Department.
2. This Conditional Use Permit authorizes vehicle sales at this property.
3. The shed will have architectural consistency with the existing buildings in materials, color, and roof detail.
4. Work with the City Engineer to resolve any boundary line adjustment issues. Submit a Boundary Line Adjustment application, if required.
5. Three stalls will be provided for employee parking and three parking stalls for customer parking provided on site.
6. Display ramps will be located outside of the 30' sight distance triangle from the drive access to the property and driveways on adjacent properties.
7. A "Right Turn Only" sign be installed at property line for egress onto Main Street.
8. Landscaping will be brought into compliance with the approved landscaping plan by planting four (4) trees in the landscape strip on the south side of the property with

ground cover between the trees. The signage area will be planted with ground cover of perennials.

9. Any new exterior lighting shall be concealed source, down-cast and reviewed and approved prior to the issuance of a building permit and shall comply with current LDC regulations.
10. No signs or fences are approved with this Conditional Use Permit. All signs and fences shall be approved and permitted by staff in accordance with the Land Development Code.
11. Contact the Environmental Department to set up residential carts or coordinate garbage service collection.
12. If any washing of cars is occurring on site, Water Department requires the water main have a high hazard back flow assembly RP (ASSE 1013) installed on the water main as it enters building before any branch-offs or connections and be tested. (Containment and point of use).

RECOMMENDED FINDINGS FOR APPROVAL

The Planning Commission bases its decisions on the following findings supported in the administrative record for this project:

1. As conditioned with designated display locations, Utah Carzz is compatible with surrounding land uses and zoning designations and will not interfere with the use and enjoyment of adjoining properties.
2. As conditioned, the street providing to the subject property has adequate capacity for the proposed use.
3. Other infrastructure to the subject property has adequate capacity, or suitable levels of service, for the proposed use.

This staff report is an analysis of the application based on adopted city documents, standard city development practices, and available information. The report is to be used to review and consider the merits of the application prior to and during the course of the Planning Commission meeting. Additional information may be revealed by participants at the Planning Commission meeting which may modify the staff report and become the Certificate of Decision. The Director of Community Development reserves the right to supplement the material in the report with additional information at the Planning Commission meeting.



APPLICATION FOR PROJECT REVIEW

☒ Planning Commission ☐ Land Use Appeal Board ☐ Administrative Review

Date Received 7/15/2016	Received By Apollan	Receipt Number	Zone COM	Application Number PC 16-037
Type of Application (Check all that apply): <input type="checkbox"/> Design Review <input checked="" type="checkbox"/> Conditional Use <input type="checkbox"/> Subdivision <input type="checkbox"/> Zone Change <input type="checkbox"/> Administrative Design Review <input type="checkbox"/> Code Amendment <input type="checkbox"/> Appeal <input type="checkbox"/> Variance <input type="checkbox"/> 4950' Design Review <input type="checkbox"/> Other _____				
PROJECT NAME Miller's Utah Carz				
PROJECT ADDRESS 960 N Main St. Logan			COUNTY PLAT TAX ID # 05 - 024 - 0015	
AUTHORIZED AGENT FOR PROPERTY OWNER (Must be accurate and complete) Larry W Miller			MAIN PHONE # 435-753-8350	
MAILING ADDRESS 1050 W 200N		CITY Logan	STATE UT	ZIP 84321
EMAIL ADDRESS larrymclwmlr.com				
PROPERTY OWNER OF RECORD (Must be listed) Larry W Miller			MAIN PHONE # 435-753-8350	
MAILING ADDRESS 1050 W 200N		CITY Logan	STATE UT	ZIP 84321
EMAIL ADDRESS larrymclwmlr.com				
DESCRIBE THE PROPOSED PROJECT AS IT SHOULD BE PRESENTED (Include as much detail as possible - attach a separate sheet if needed) use of lot and existing buildings for used auto sales dealership				Total Lot Size (acres) .51
				Size of Proposed New Building (square feet) N/A
				Number of Proposed New Units/Lots N/A
				- NO SITE ACTIVITY MAY OCCUR UNTIL AFTER APPROPRIATE COMMITTEE APPROVAL -
I certify that the information contained in this application and all supporting plans are correct and accurate. I also certify that I am authorized to sign all further legal documents and permits on behalf of the property owner.		Signature of Property Owner's Authorized Agent Larry W. Miller		
I certify that I am the property owner on record of the subject property and that I consent to the submittal of this project. I understand that all further legal documents and permits will be sent to my authorized agent listed above.		Signature of Property Owner Larry W. Miller		

City of Logan Conditional User Application

Project: Miller's Utah Carzz 960 N Main

Our proposal is to use the existing buildings (bathroom and offices) as they are. We will add a 12 x 12 storage shed (picture included) to the south of the office building. We will have 3 employees, with employee parking available at the south east portion of the property. Customer parking will be available at the north side of the property closest to the bathroom building. The rest of the property will be used for vehicle display, respecting the ability of customers to drive in and out of the lot and access parking and the building.

Existing signs will be utilized (applicable permits will be applied for by our sign vendor).

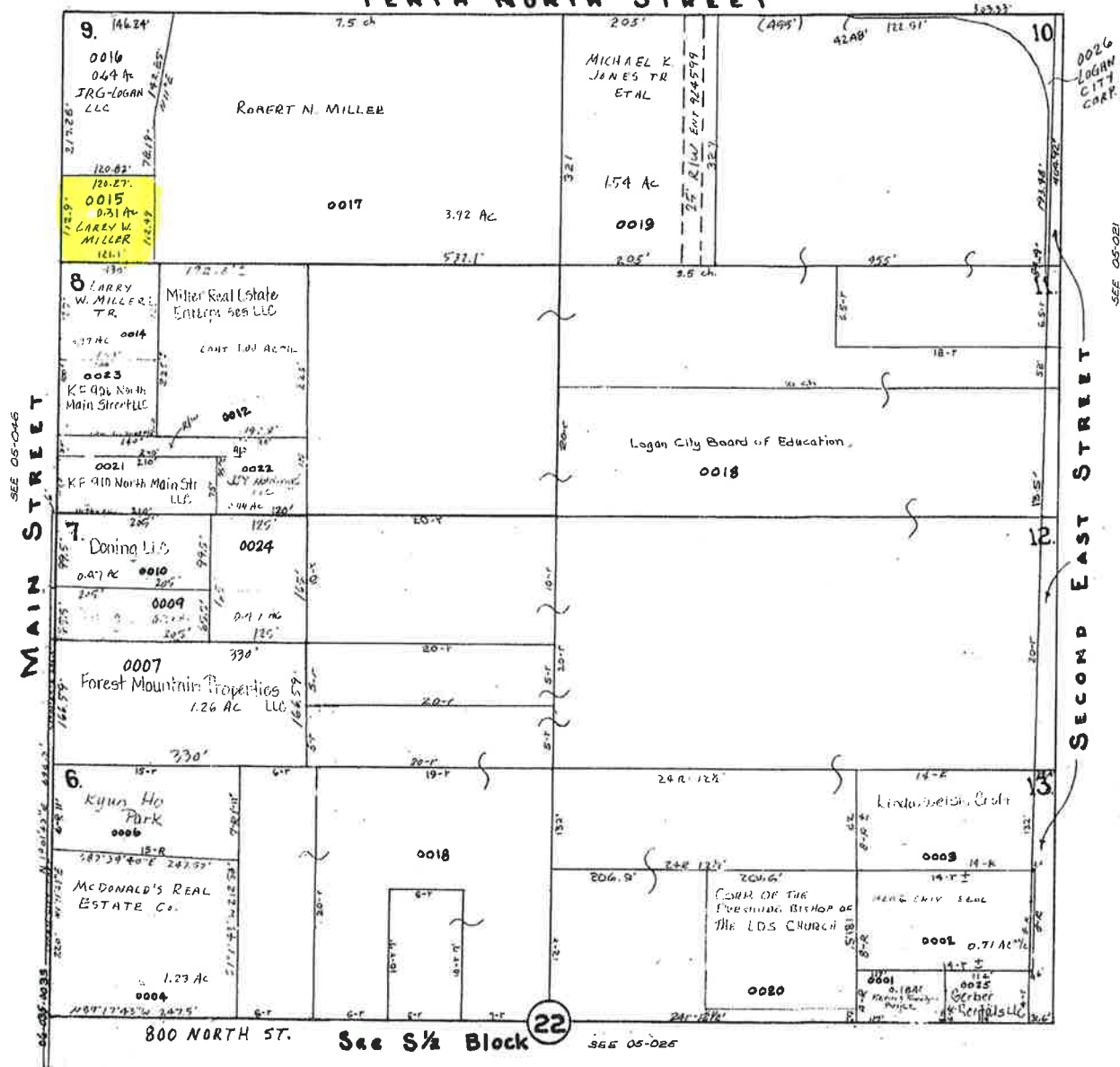
05-024

N½ BLOCK 22 PLAT "R" LOGAN FARM

TAX UNIT 27

PC 16-037

SEE 05-015
TENTH NORTH STREET



Miller's Auto Body

